



Traditional Neighborhoods Plan Book

Chapter 1 - Olde Huntersville



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Olde Huntersville Civic League

History, Legacies and Building the Future

Note: This draft is a result of some document research and an interview with Ms. Garvin. We are scheduling a second group interview with long time residents to better understand the character and qualities of the neighborhood when it was flourishing. We believe that this will provide insights and ideas for the program as it moves forward. The following outline will be filled in as we obtain more information.

I. BRIEF HISTORY:

- A. One of the most intact 19th Century neighborhoods in the City
 - 1. Post Civil War economy and the success of the railroads in bringing coal to Lamberts Point, a deepwater Port.
 - 2. Huntersville and Lamberts Point developed during this period, both shaped by industry along the tracks and the railroads.
 - 3. It was developed without an overall plan by either a developer or the City, which resulted in an irregular street pattern. This is part of its charm and its separate identity. However, the street pattern did connect to the south along some streets.
 - 4. Church Street was the main route into town and Chapel Street an important connector.
- B. By 1890:
 - 1. The street pattern was partially filled in with scattered wood frame houses
 - 2. industry along the tracks, especially in the northern portion
 - 3. Burial ground,
 - 4. Lesner's Park, a Botanical and Zoological Park.
 - 5. Landowners white (Richard Webster, carpenter; Asa Hawks, Justice of the Peace)
 - 6. Predominantly Black and working class



Aerial View 1890

C. 1900-1950:

1. Rapid expansion with 70% increase in population by 1900.
2. Most cosmopolitan area in the City with a large number of Black, Oriental, Jewish and Eastern European families and businessmen.
3. Industry: Lesner park was sold to a brewery. Industry along the tracks.
4. Commercial along Church street with some on Chapel and some scattered in the neighborhood.
5. In the era of segregation, it was a self sufficient community with places to work, shop, worship and educate within its boundaries. Shops were within walking distance, many along Church or Chapel Street, but also there were corner shops and a beauty parlor in one of the houses.
6. The design of the houses with their front porches, gabled roofs, large windows and architectural features created an effective framework for residents to build a strong sense of community. The emphasis was on the front of the house and the front porch which encouraged interaction among neighbors. People looked after each other and developed a great deal of social capital.
7. There were a number of social clubs and community service organizations which further strengthened the sense of community identity.
8. One of the first neighborhoods where Blacks could buy a house.
9. Only Black neighborhood annexed by the city.
10. John West School
11. Many leading citizens:
 - a. P.B. Young established the Norfolk Journal and Guide, the city's first African American newspaper
 - b. Mr. Robinson educator
 - c. _____ educator
 - d. _____ educator
 - e. Mr. Dinkins: theater director
 - f. _____ social worker

D. 1960-1980

1. With desegregation, many leading citizens moved to the suburbs, as did the children of long time residents..
2. As the older generation aged, it was more difficult to maintain houses
3. When children inherited houses, they rented them, often without effective management.
4. Poorly designed and built apartments were inserted into the neighborhood, detracting from the character of the community.
5. The neighborhood went into decline.

E. 1980-Present

1. The Old Huntersville Development Corporation was established to revitalize the neighborhood.
2. James Rouse came and helped the CDC
3. The NRHA supported the early efforts of the OHDC.
4. Homeownership opportunities
5. bootstrap self help effort
6. Programs: Community choir, computer literacy classes
7. TCC
8. Landlord Roundtable to deal with problems in the community.

II. LEGACIES:

- A. Community Identify and Social CapitalArchitecture: Perhaps the most important resource for a community is the social capital provided by the way in which neighbors come together to solve problems and to build programs for the future. The legacy of the Civic League and the OHDDC will be a key part of moving forward.
- B. An Architecture that supports Community Identify
 - 1. Oriented to the street as a social space
 - 2. Porches
 - 3. Consistent architectural character
 - 4. Front yards and flowers
- C. A History to Celebrate: Ways need to found to celebrate the history of Huntersville and the many civic leaders who lived in the neighborhood.
 - 1. Some of the streets are named after these Leading citizens. As the program moves forward, consider naming more of the streets after these citizens.
 - 2. Names on houses: In some historic districts, the names of original owners or of leading citizens who lived in the hose are placed on a plaque.
 - 3. John West School site will be developed with houses. Perhaps there is a way of creating a small park within that development with plaque or other monument to celebrate the school

III. A PATH FORWARD

- A. Challenges:
 - 1. vacant and rental houses as well as poorly managed and maintained apartment buildings.
 - 2. The disorder in some parts of the community and some of the retail uses support antisocial activity
 - 3. The will be more pressure on the community when the public housing projects are demolished, so it is important to be prepared—to strengthen the community as much as possible.
 - 4. Some new houses compromise the character, ie: blank walls, poor proportions, concrete front yards.
- B. Goals
 - 1. To strengthen and maintain community identity
 - 2. To re-establish positive linkages to Downtown and other neighborhoods.
 - 3. Maintain community cohesion, especially the ability to work together.
 - 4. Use the architecture of houses reinforce community cohesion.:
 - a. Control the placement of houses on the site to reinforce the street as a space for social interaction.
 - b. Use traditional architectural elements to create a cohesive community.
 - c. Celebrate the history of the area
 - d. Provide monuments and markers
 - C. The House Plan Book as the focus of this effort

Purpose

The Plan Book is intended to make it easy for potential homeowners to build their dream home in the beautiful, historic Old Huntersville neighborhood. It follows the hard work that the residents have done to write and begin to implement the Olde Huntersville Strategic Plan. It is the first City of Norfolk initiative to give residents tools to make building affordable and well-designed houses on narrow lots possible without going through the rigorous and time-consuming Non-Standard Lot Review process or the Special Exception process. The Plan Book also provides opportunities for renters to become owners in the neighborhood, and makes a way for the neighborhood to grow from within. The houses shown on these pages are beautiful, customizable, market-rate homes that fit into the architectural character of the neighborhood. There are three, four, and five-bedroom plans with options for accessible bedrooms, perfect for aging-in-place.

The Plan Book aims to meet several goals of the Olde Huntersville Strategic Plan:

| | |
|--------|---|
| Goal 1 | Enhance Image and Appearance |
| Goal 2 | Support and Enhance Economic and Business Development |
| Goal 4 | Improve Physical Conditions of the Neighborhood |
| Goal 7 | Create Safe and Walkable Streets |
| Goal 8 | Enhance Neighborhood Marketability |

Overview

The Plan Book should be used by existing Olde Huntersville residents, potential homeowners interested in building and making their home in the neighborhood, and builders who are invested in contributing to the success of the beautiful, historic neighborhood of Olde Huntersville.

Once you have chosen your Plan and Elevation options from the Plan Book, head over to the City of Norfolk Development Services Center located at on the first floor of City Hall at 810 Union Street, Norfolk, VA 23510. If you'd like to call ahead to ask questions, you can reach a Planner or Plan Review Specialist at (757) 664-6565 or planning@norfolk.gov. Once you've arrived at Development Services, let someone know you'd like to build a house from the Olde Huntersville Plan Book and give them the plan number. They will pull a full set of approved, signed and sealed plans for you. It's best to have your builder/contractor fill out the permit. As the property owner, you may chose to perform the work and obtain the permit yourself but you will need to submit an affidavit accepting responsibility for all work performed under the permit. Be sure to go to www.norfolk.gov to find out about inspections, fences, etc.

PLAN OPTIONS



40 foot-long House - 3 Bedrooms

Design No. 40.A



First Floor Plan



Second Floor Plan

40 foot-long House - 4 Bedrooms (1 first floors accessible)

Design No. 40.B



First Floor Plan



Second Floor Plan

50 foot-long House - 4 Bedrooms

Design No. 50.A



First Floor Plan



Second Floor Plan

50 foot-long House - 5 Bedrooms (1 first floor accessible)

Design No. 50.B



First Floor Plan



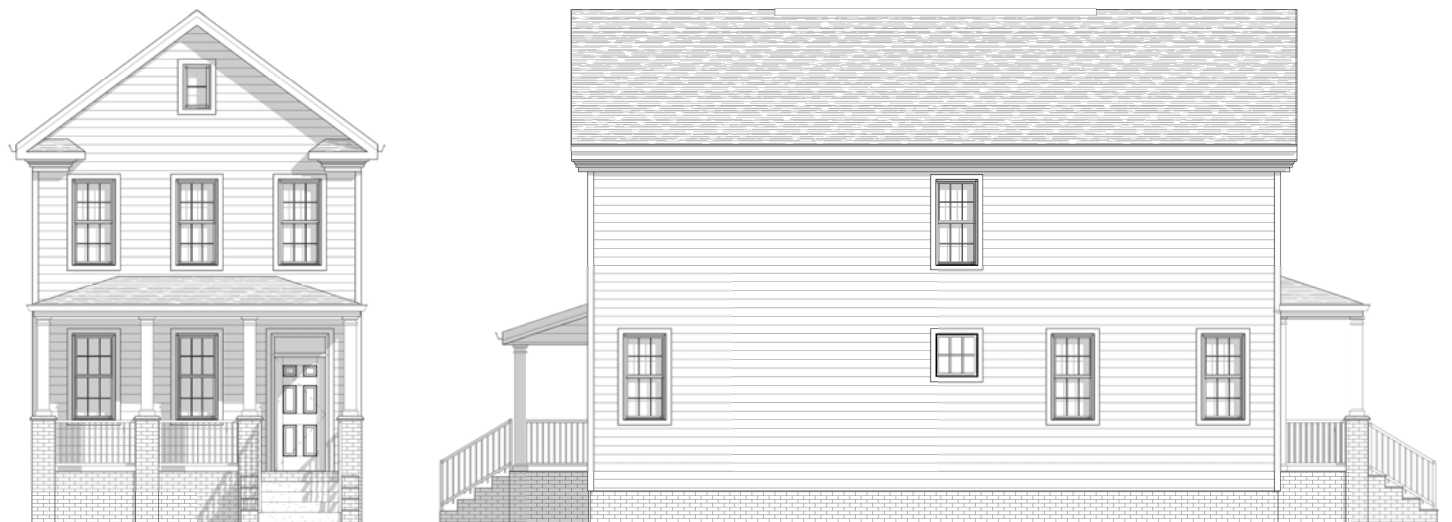
Second Floor Plan

ELEVATION OPTIONS

Gable Roof with Hipped Roof Porch



Perspective View



Front Elevation

Side Elevation

Rear Elevations



Design No. 1a_a

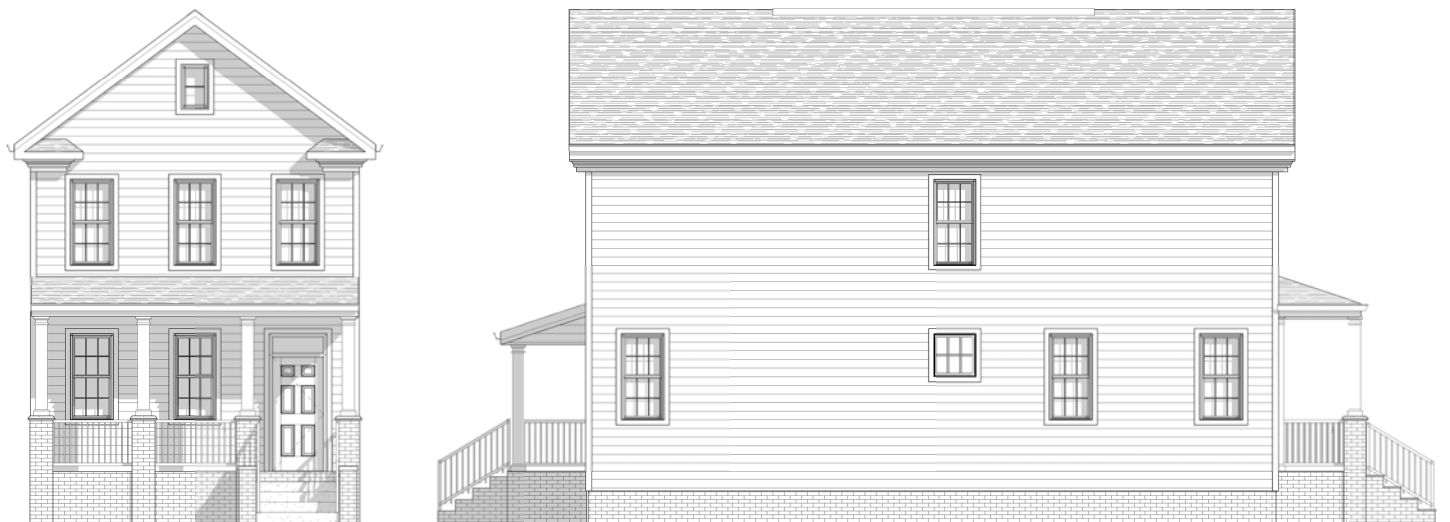
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Design No. 1a_c

Gable Roof with Shed Roof Porch



Perspective View



Front Elevation

Side Elevation

Rear Elevations



Design No. 1b_a

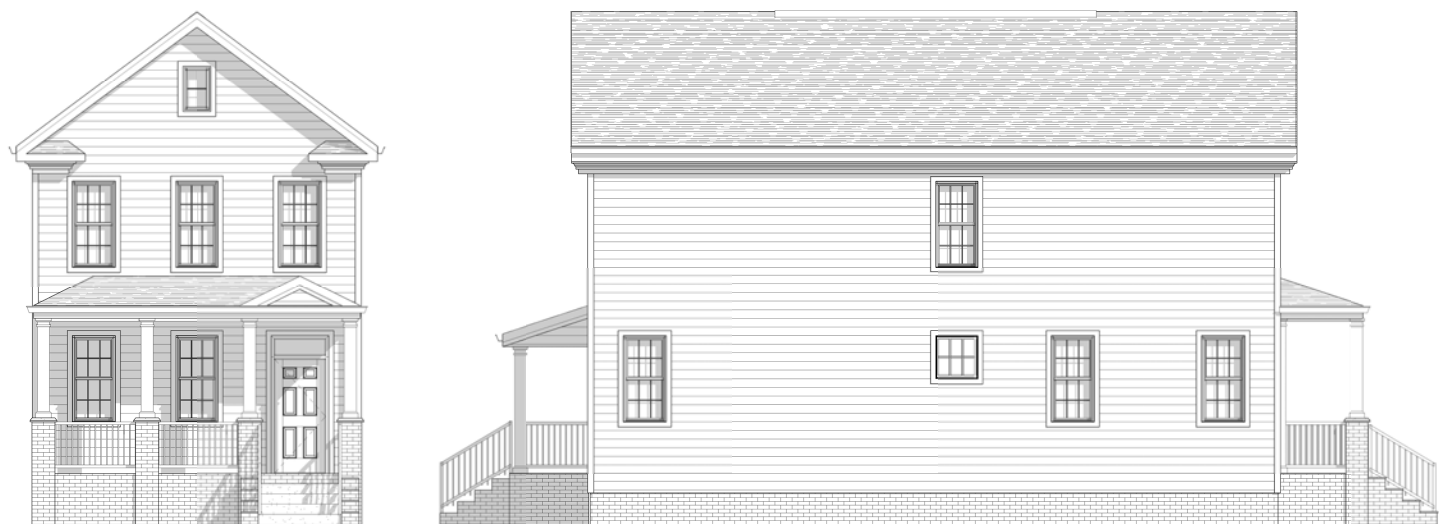
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Design No. 1b_c

Gable Roof with Hipped/Pedimented Roof Porch



Perspective View



Front Elevation

Side Elevation

Rear Elevations



Design No. 1c_a

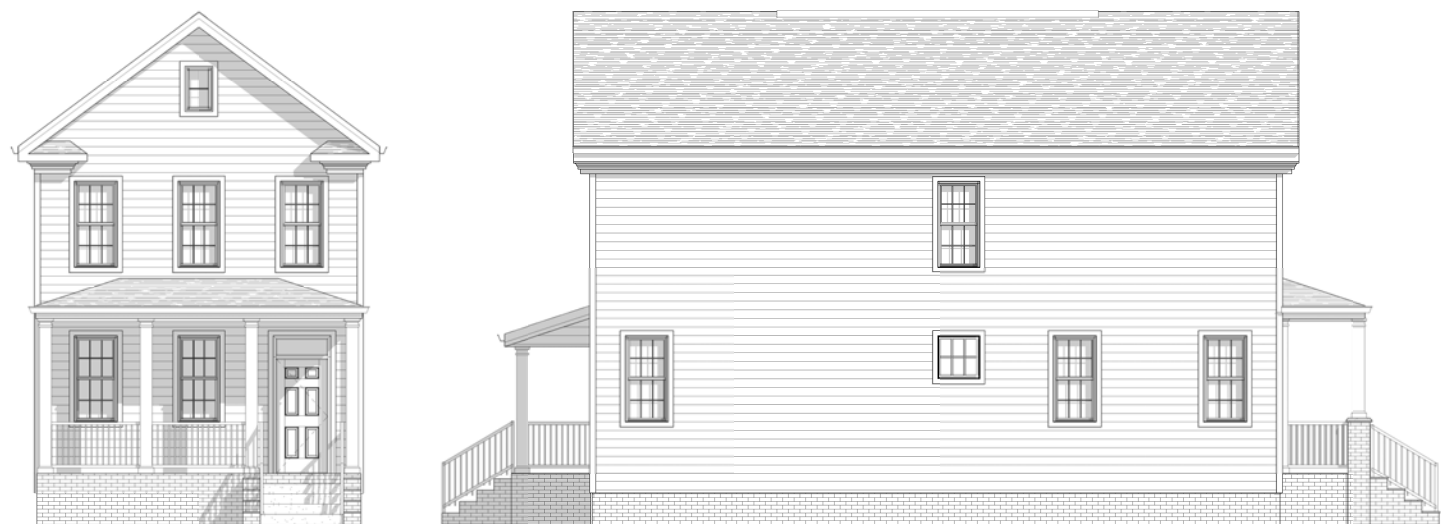
Design No. 1c_b

Design No. 1c_c

Gable Roof with Hipped Roof Porch w/full-height columns



Perspective View



Front Elevation

Side Elevation

Rear Elevations



Design No. 1d_a

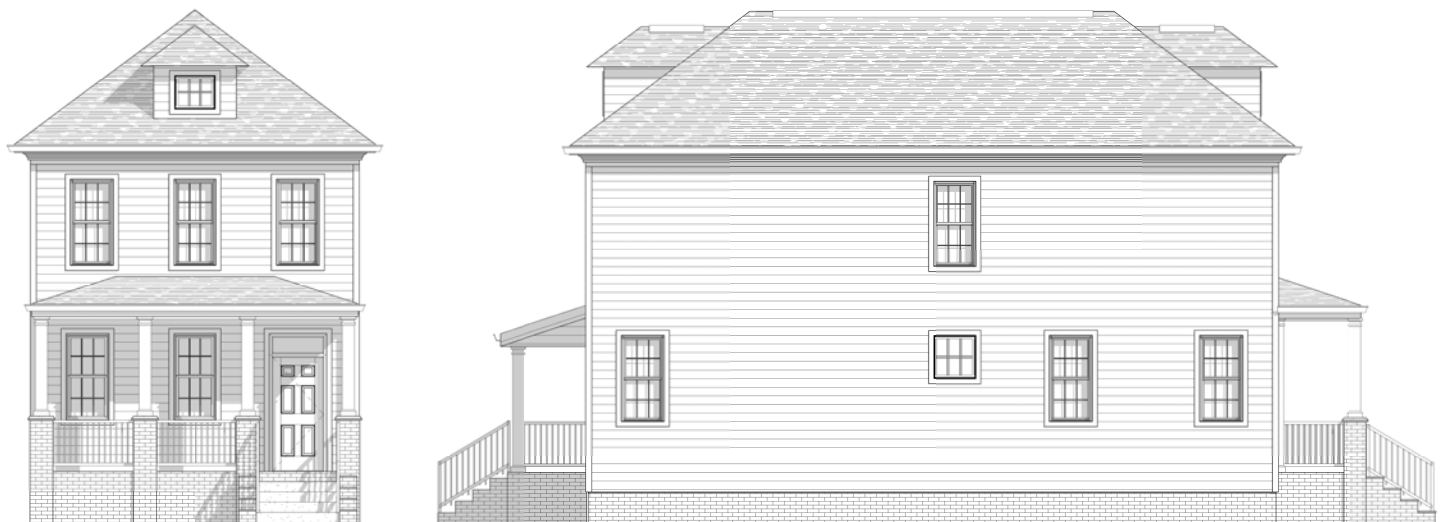
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Design No. 1d_c

Hipped Roof with Hipped Roof Porch



Perspective View



Front Elevation

Side Elevation

Rear Elevations



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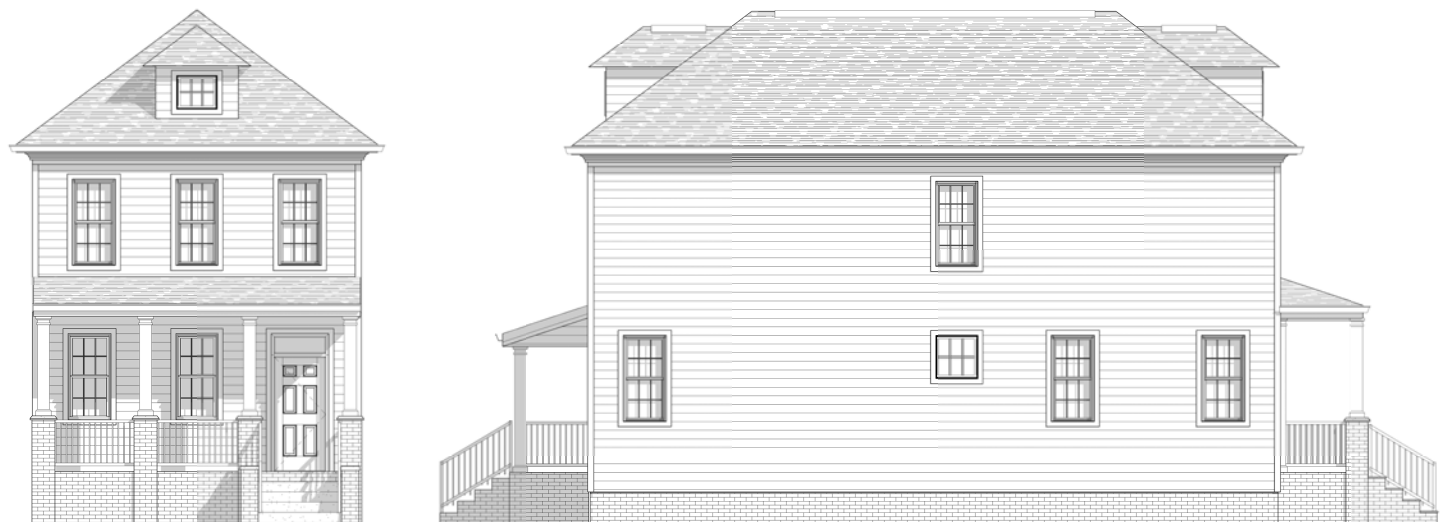
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Design No. 2a_c

Hipped Roof with Shed Roof Porch



Perspective View



Front Elevation

Side Elevation

Rear Elevations



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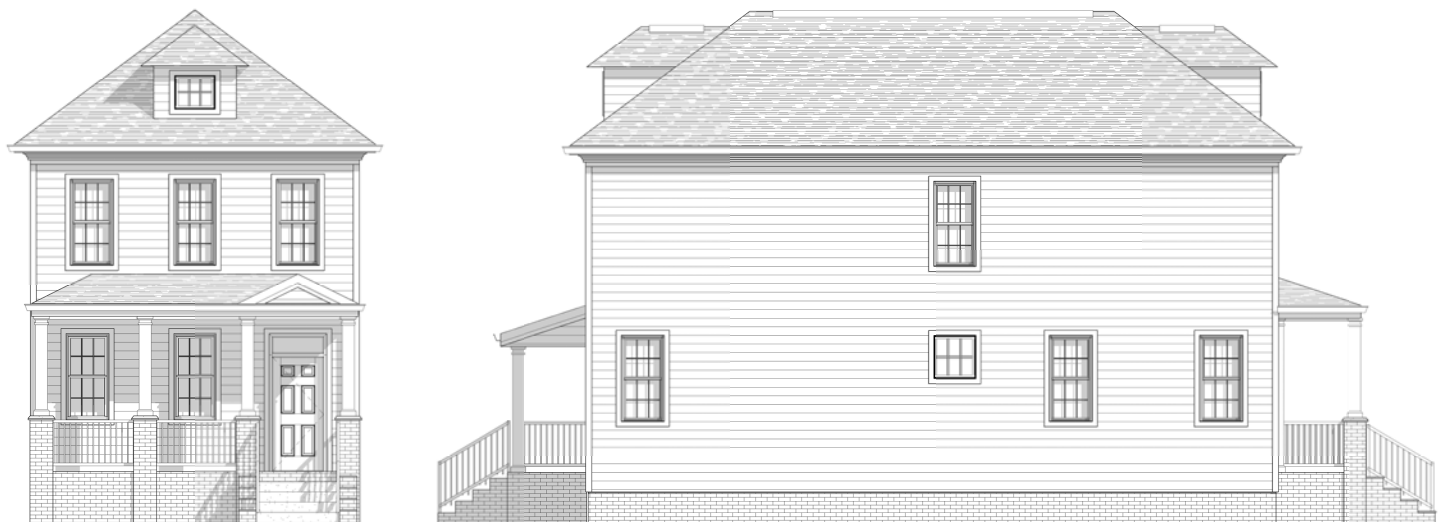
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Design No. 2b_c

Hipped Roof with Hipped/Pedimented Roof Porch



Perspective View



Front Elevation

Side Elevation

Rear Elevations



Design No. 2c_a

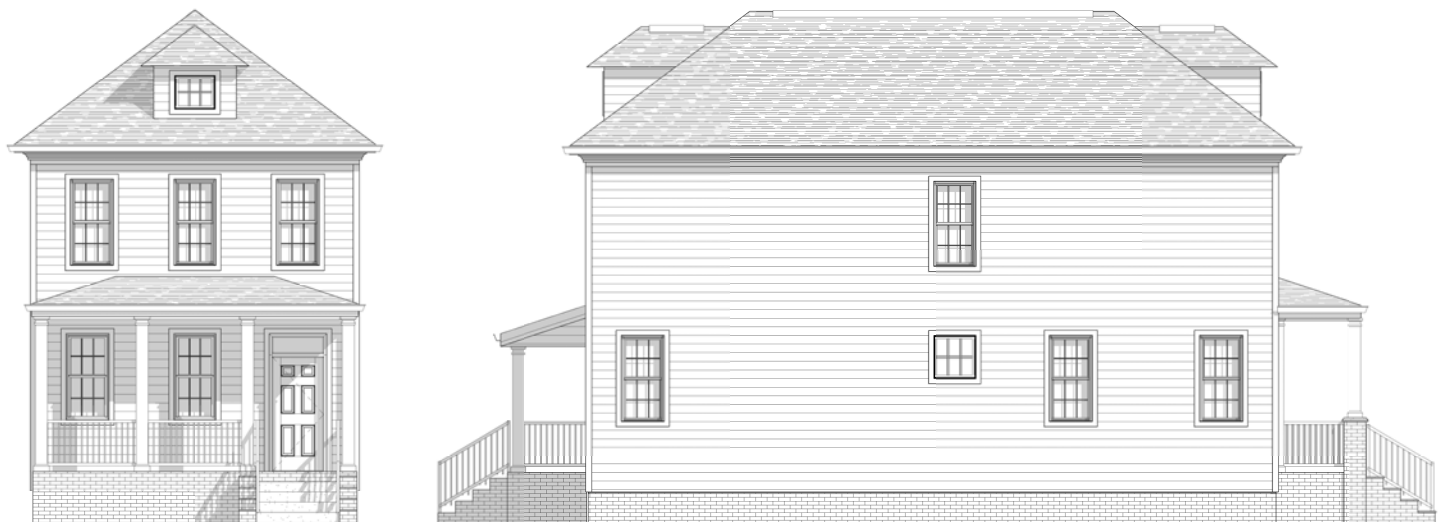
Design No. 2c_b

Design No. 2c_c

Hipped Roof with Hipped Roof Porch w/full-height columns



Perspective View



Front Elevation

Side Elevation

Rear Elevations



Design No. 2d_a

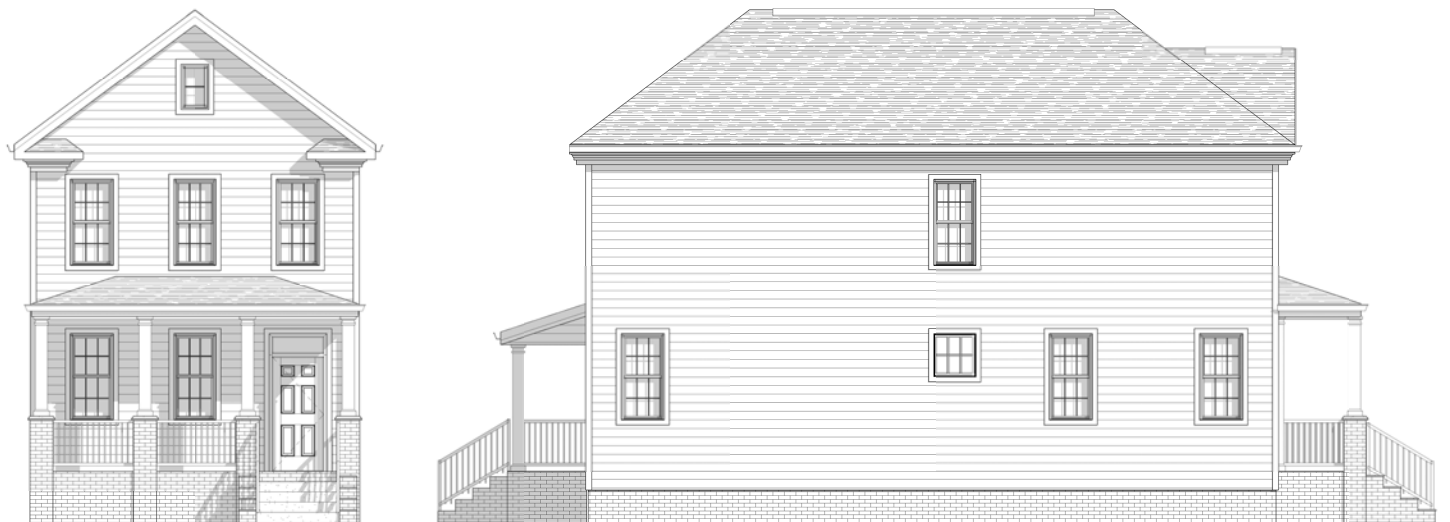
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Design No. 2d_c

Hipped/Gable Roof with Hipped Roof Porch



Perspective View



Rear Elevations



Design No. 3a_a

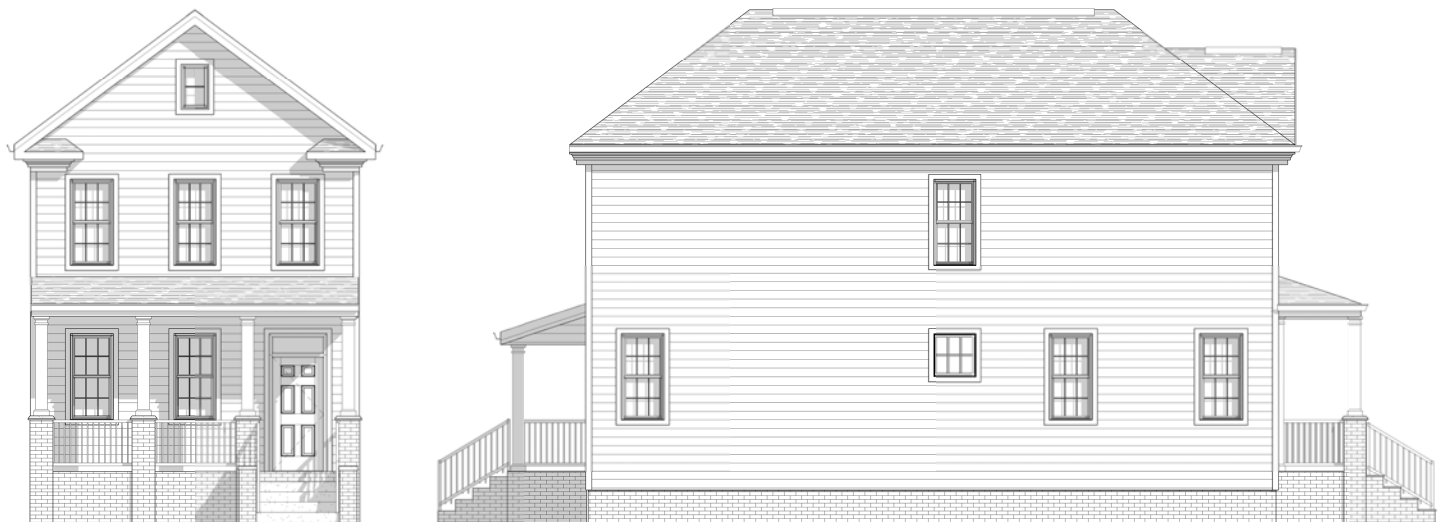
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Design No. 3a_c

Hipped/Gable Roof with Shed Roof Porch



Perspective View



Rear Elevations



Design No. 3b_a

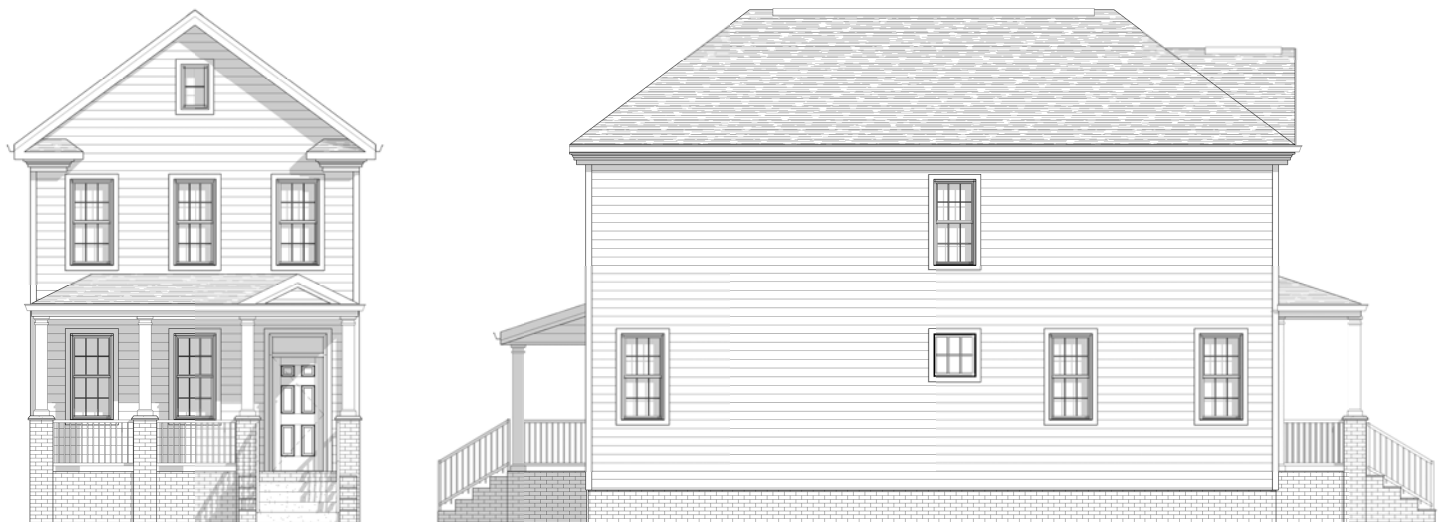
Design No. 3b_b

Design No. 3b_c

Hipped/Gable Roof with Hipped/Pedimented Roof Porch



Perspective View



Rear Elevations



Design No. 3c_a

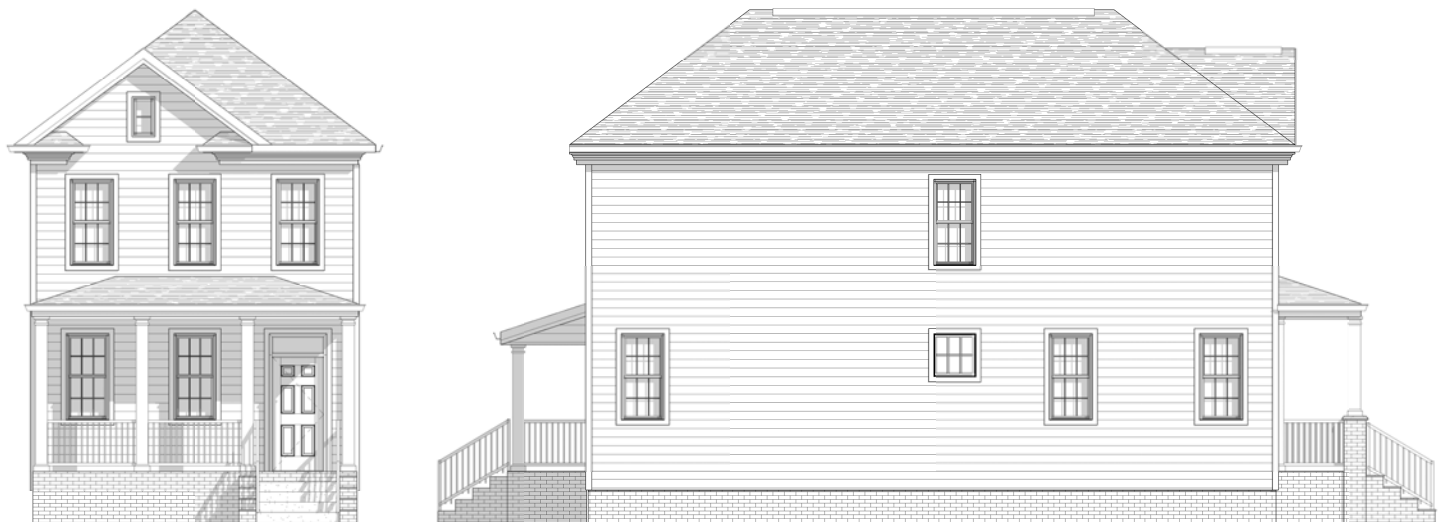
Design No. 3c_b

Design No. 3c_c

Hipped/Gable Roof w/ Hipped Roof Porch & full-height columns



Perspective View



Front Elevation

Side Elevation

Rear Elevations



Design No. 3d_a

Design No. 3d_b

Design No. 3d_c

Low-pitch Roof with Hipped Roof Porch

Note: This option is not compatible with the 50 foot-long house plan



Perspective View



Rear Elevations



Design No. 4a_a

Design No. 4a_b

Design No. 4a_c

Low-pitch Roof with Hipped Roof Porch

Note: This option is not compatible with the 50 foot-long house plan



Perspective View



Rear Elevations



Design No. 4b_a

Design No. 4b_b

Design No. 4b_c

Low-pitch Roof with Hipped Roof Porch

Note: This option is not compatible with the 50 foot-long house plan



Perspective View



Front Elevation

Side Elevation

Rear Elevations



Design No. 4d_a

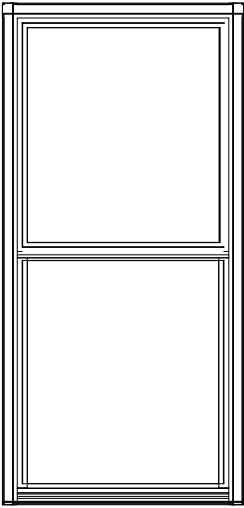
Design No. 4d_b

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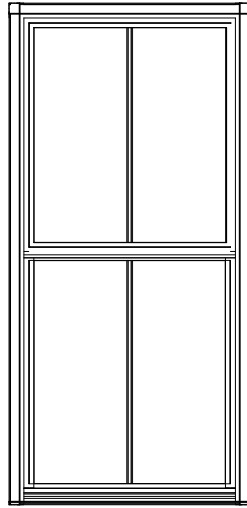
WINDOW OPTIONS



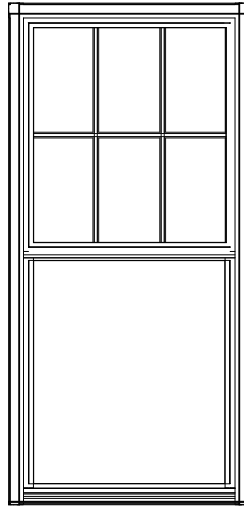
Window Types



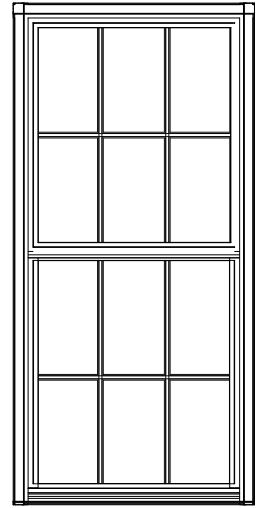
1 over 1



2 over 2

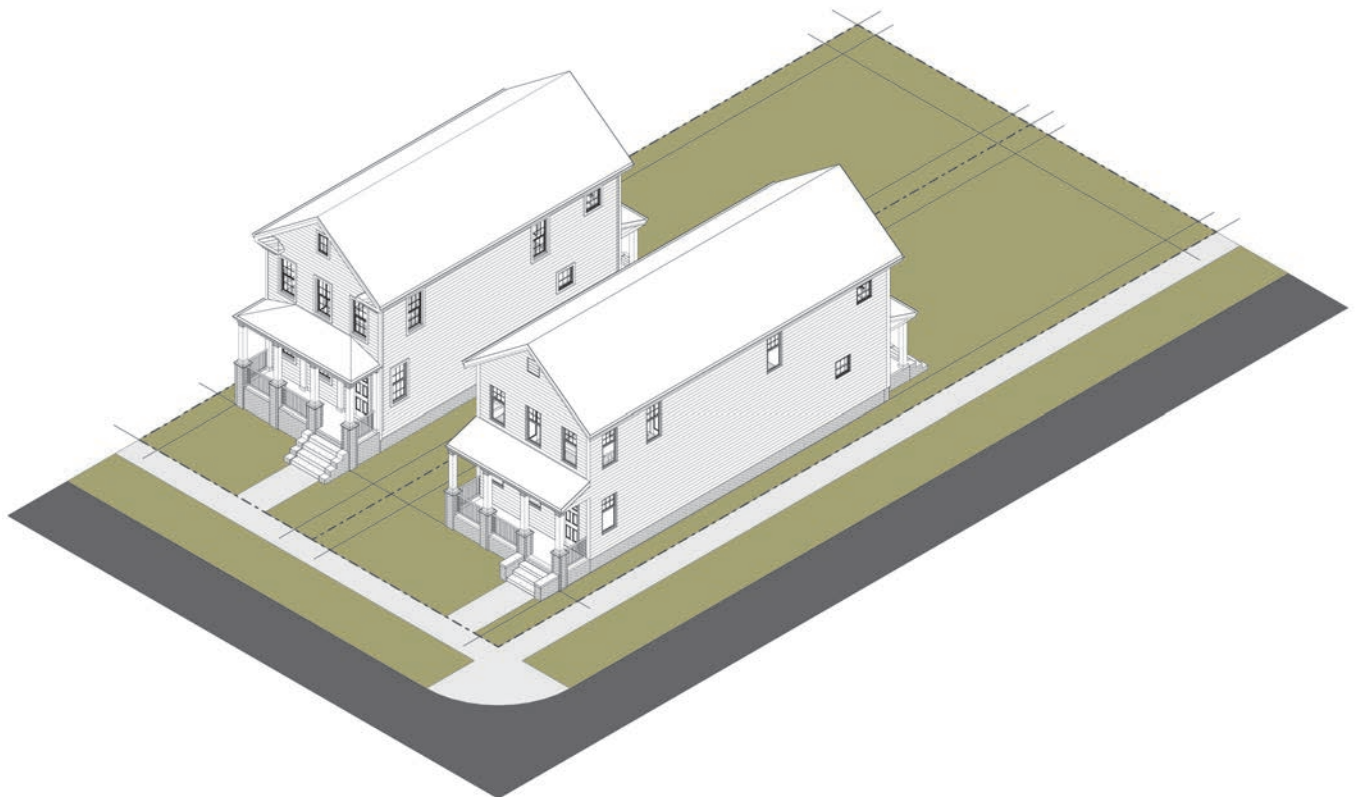


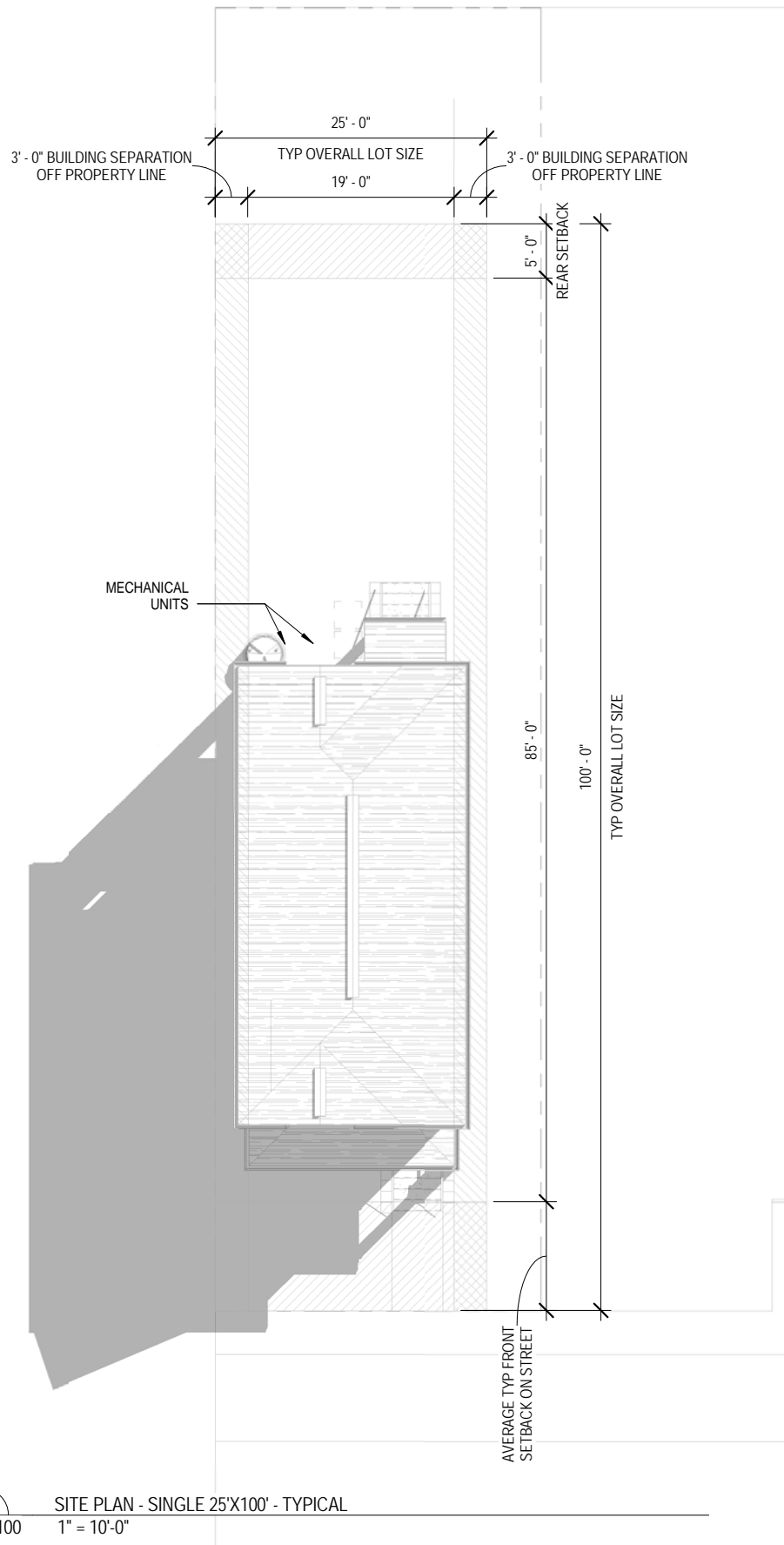
6 over 2



6 over 6

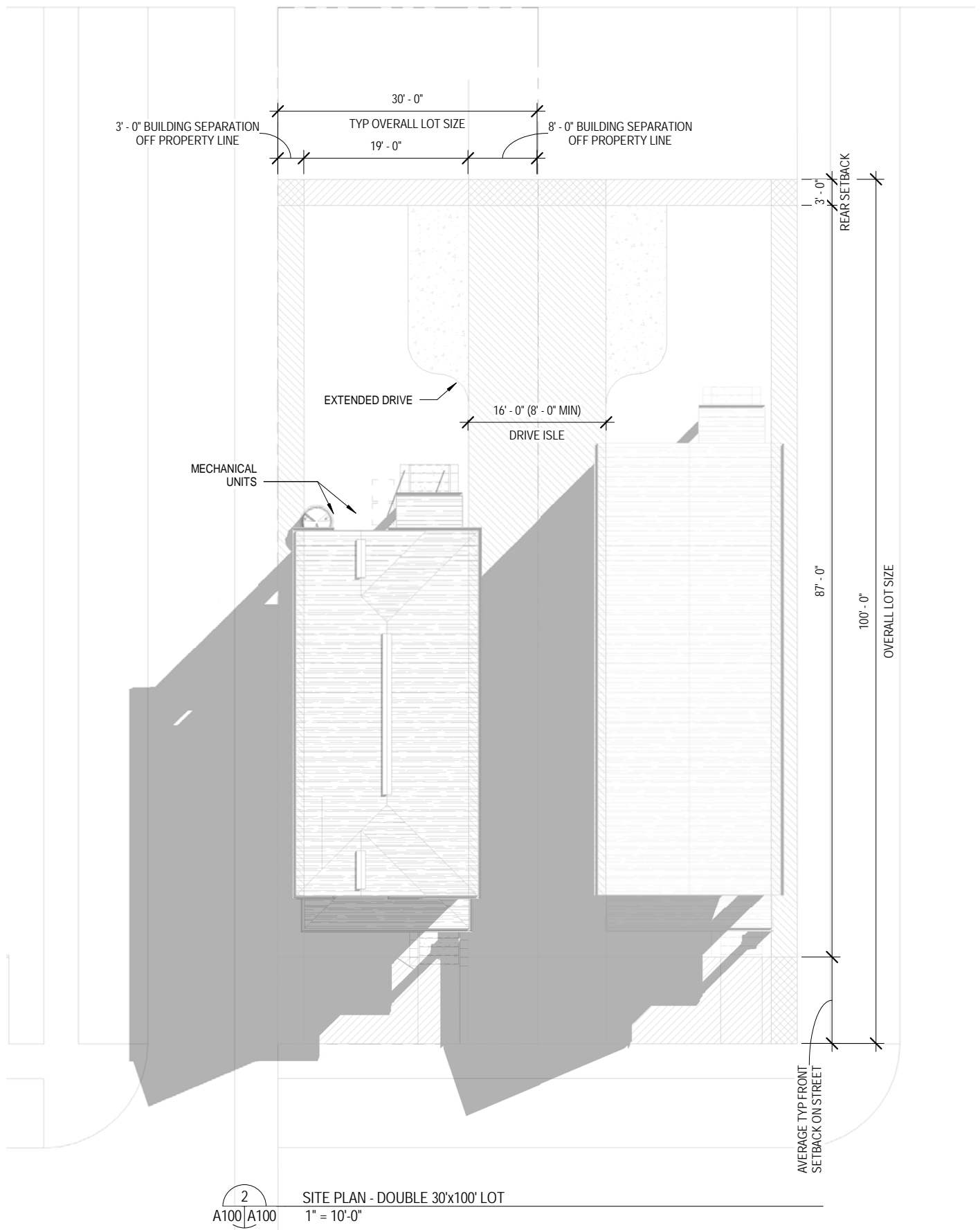
SITE PLACEMENT

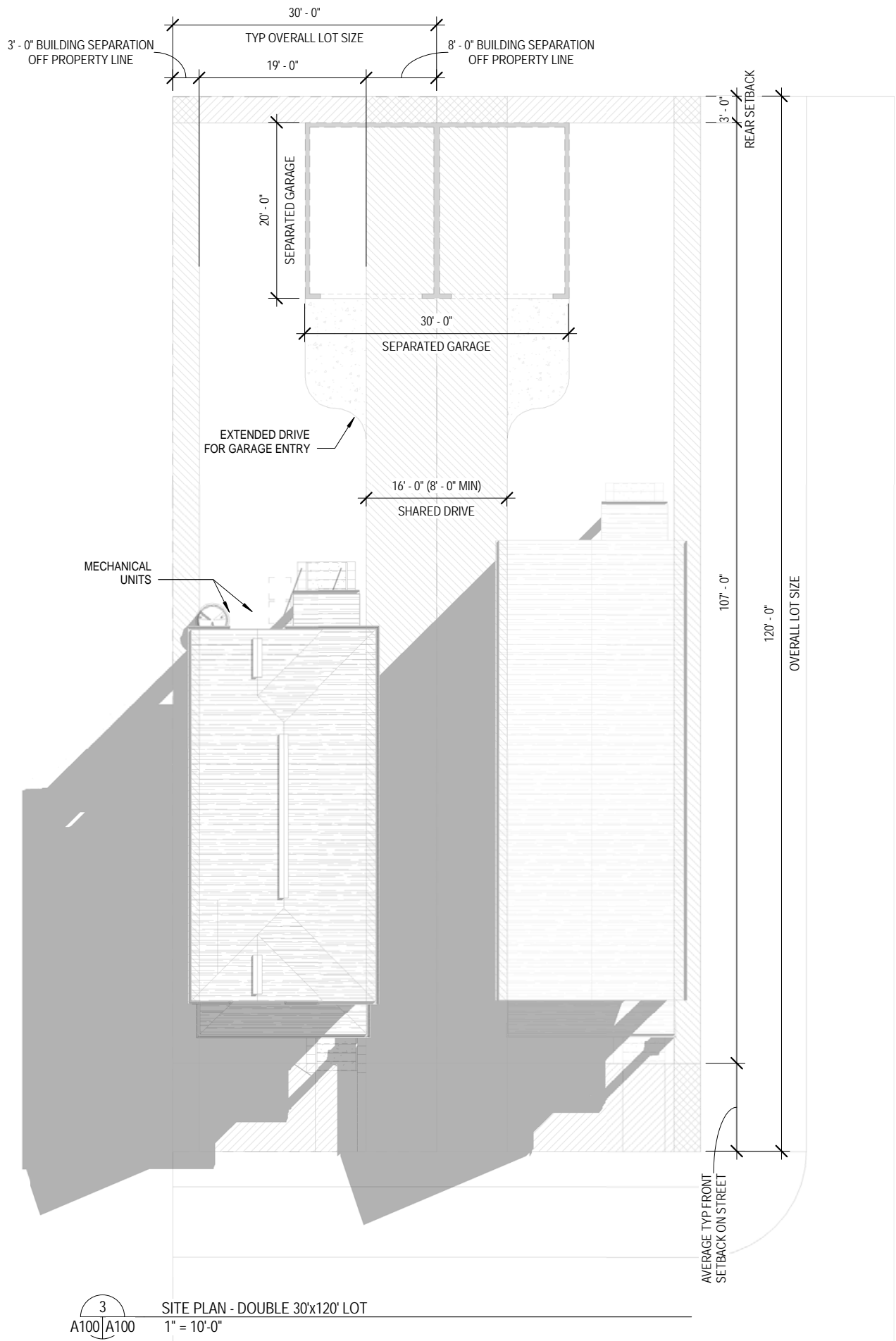




1
A100 | A100

SITE PLAN - SINGLE 25'X100' - TYPICAL
1" = 10'-0"







Allowable Materials (indicates material only; color is flexible)

ROOF



Architectural Shingles/
Slate Shingles

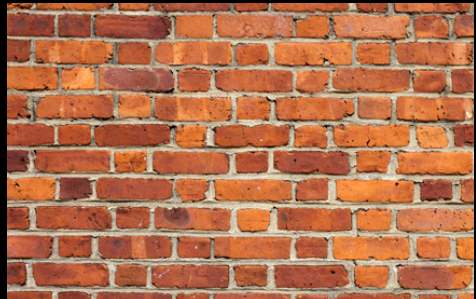


Cement or Terra Cotta
Shingles



Standing Seam

CLADDING/ VENEER



Brick

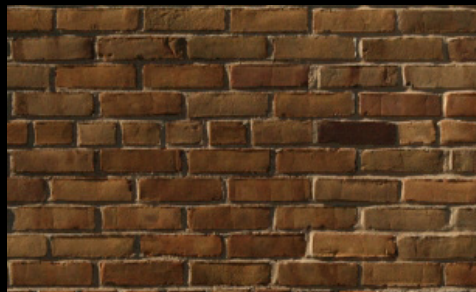


Cementitious Siding/
Painted Cedar Siding



Cementitious Shingles
Painted Cedar Shingles

BASE



Brick



Stucco/Parged finish